



SITE ADDRESS: 543 Hillside Avenue

Office Use Only:

DATE SUBMITTED: 11.12.2020

HEARING DATE: 12.16.2020

PLACARD: 12.02.2020

FEE: \$ 500<sup>00</sup>

ZONING CLASSIFICATION: RT

LOT SIZE: 40' x 150' OR 6,000 SF

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,**  
**10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. *The application is due by 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.*
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated \_\_\_\_\_
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: \_\_\_\_\_

**SECTION 1**

<b>APPLICANT:</b>	
Name	Hillside Avenue Holdings LLC
Address	422 Thomas Street
	Bethlehem, PA 18015
Phone:	[REDACTED]
Email:	[REDACTED] Louis Intile, Managing Partner
<b>OWNER</b> (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	same as Applicant
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	James F. Preston, Esquire
Address 38 W Market Street	
Bethlehem, PA 18018	
Phone:	[REDACTED]
Email:	[REDACTED]

## SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

## SECTION 3.

### THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
Article 1306	30' lot width (60' parcel)	20' lot width (40' parcel)	10' lot width (20' parcel)

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

Section of Code	Required By Code	Proposed by Applicant	Variance Sought
Article 1311.04(c)	2 street trees	provide no street trees	2 street trees
Article 1319.02(j)(1)	2 street trees	provide no street trees	2 street trees
Article 1319.02(j)(2)	provide 1 deciduous tree	provide no street trees	1 street tree
Article 1319.02(h)	improved parking surface w/ delineated spaces	existing parking	keep existing parking
Article 1319.03	Design Standards	existing parking	keep existing parking

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: \_\_\_\_\_

N/A

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): \_\_\_\_\_

N/A


## NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

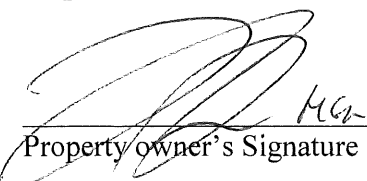
## CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

  
Applicant's Signature

10/27/20  
Date

  
Property owner's Signature

10/27/20  
Date

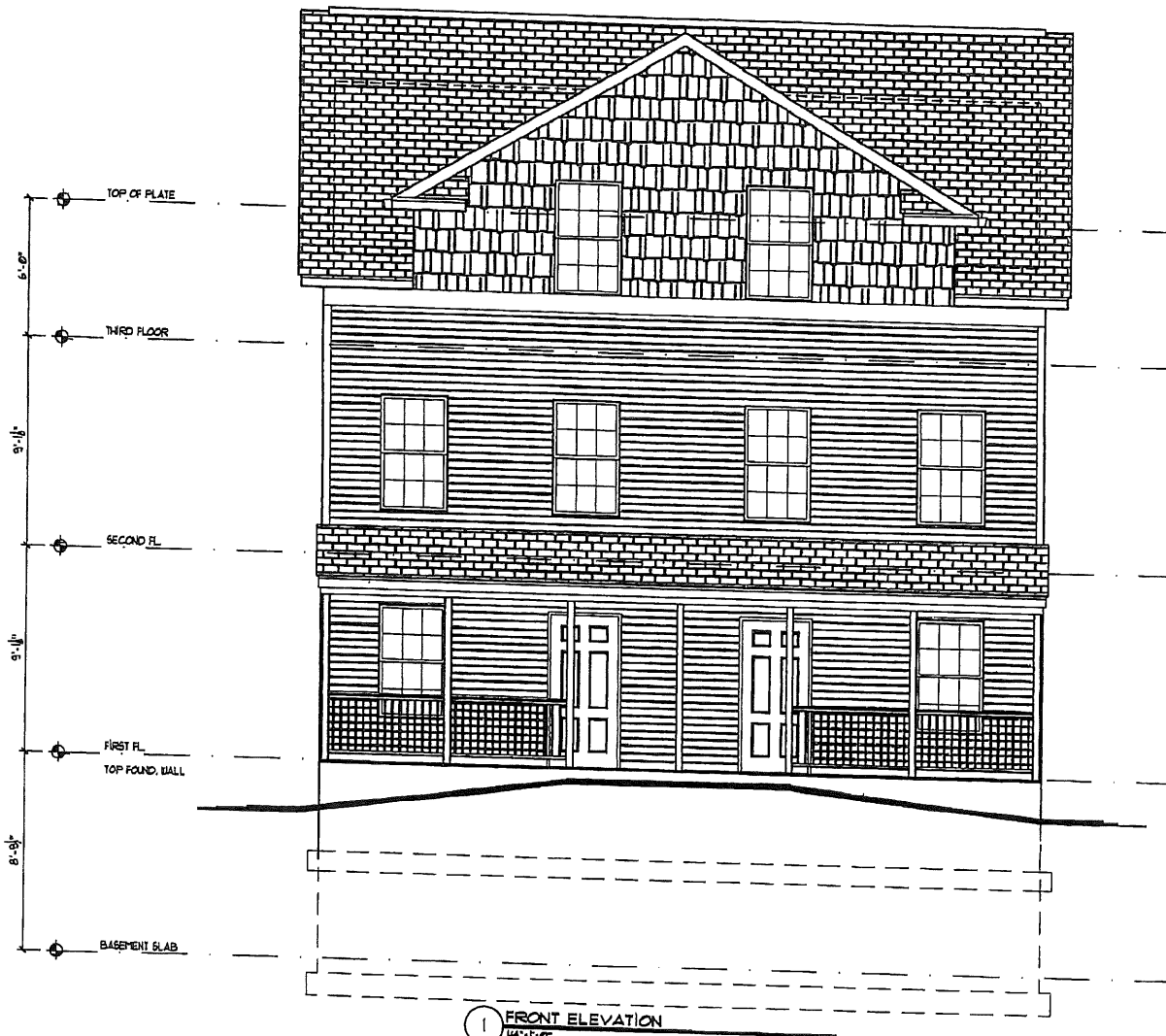
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Received by

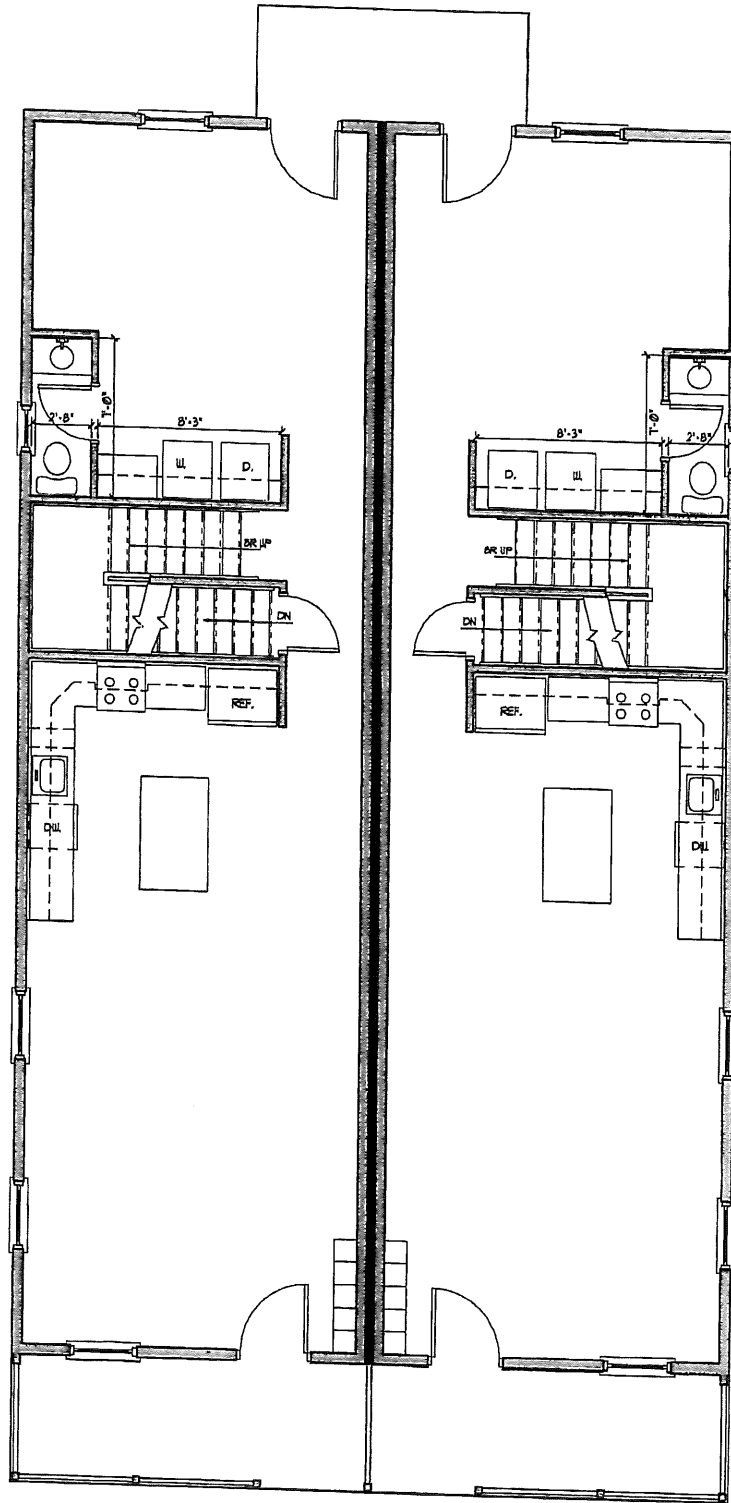
\_\_\_\_\_  
Date

**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**

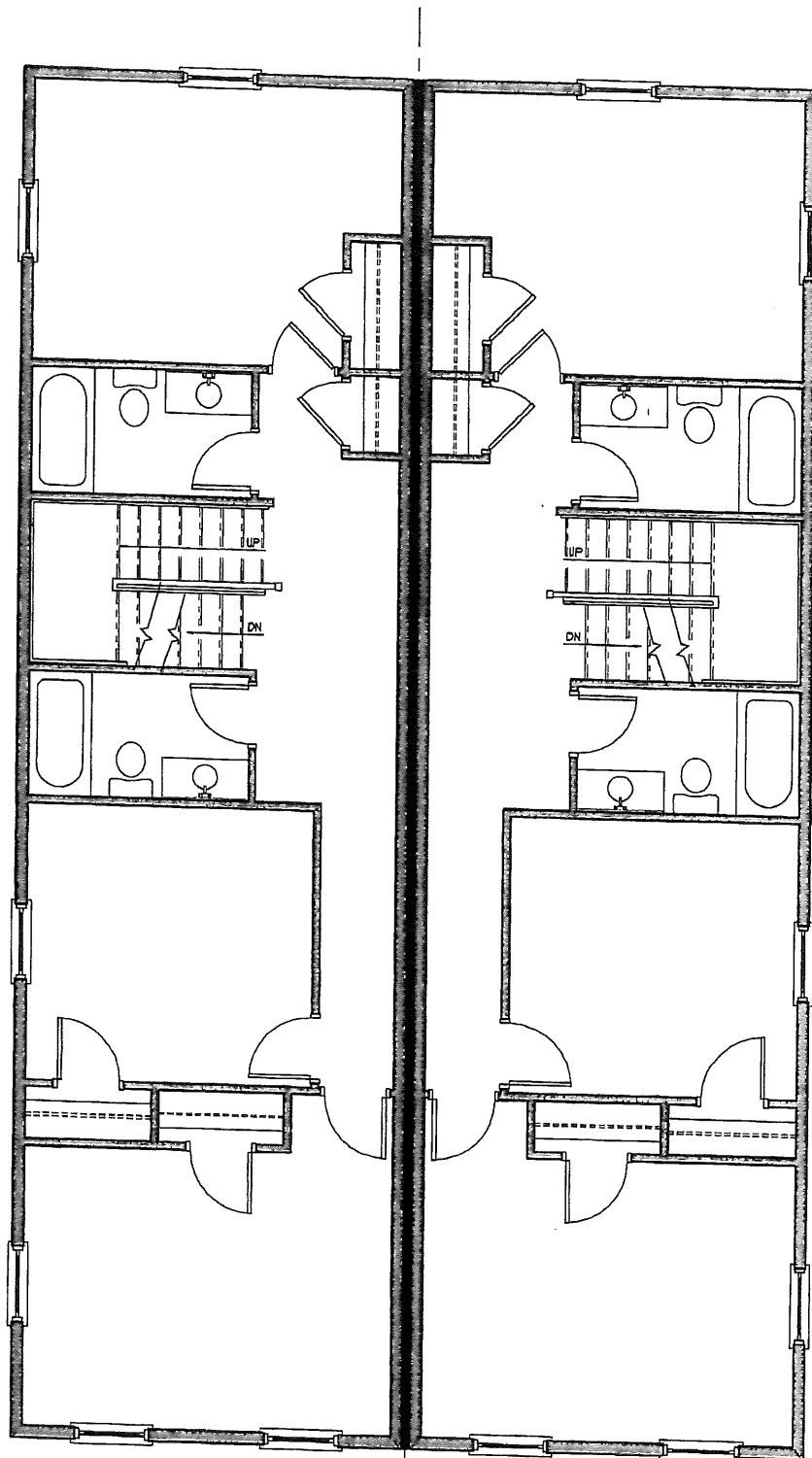
## **NARRATIVE**

The Subject property contains a single family dwelling which is in disrepair. The property is surrounded by Single Family Semi-Detached Dwellings which comprise a majority of the 500 block of Hillside Avenue. Currently the property is being used as student housing for Lehigh University students as are a majority of the homes on the block. The requested dimensional relief is necessary to develop the property in a reasonable manner as a single family semi-detached dwelling for students and maintain consistency with the surrounding neighborhood.

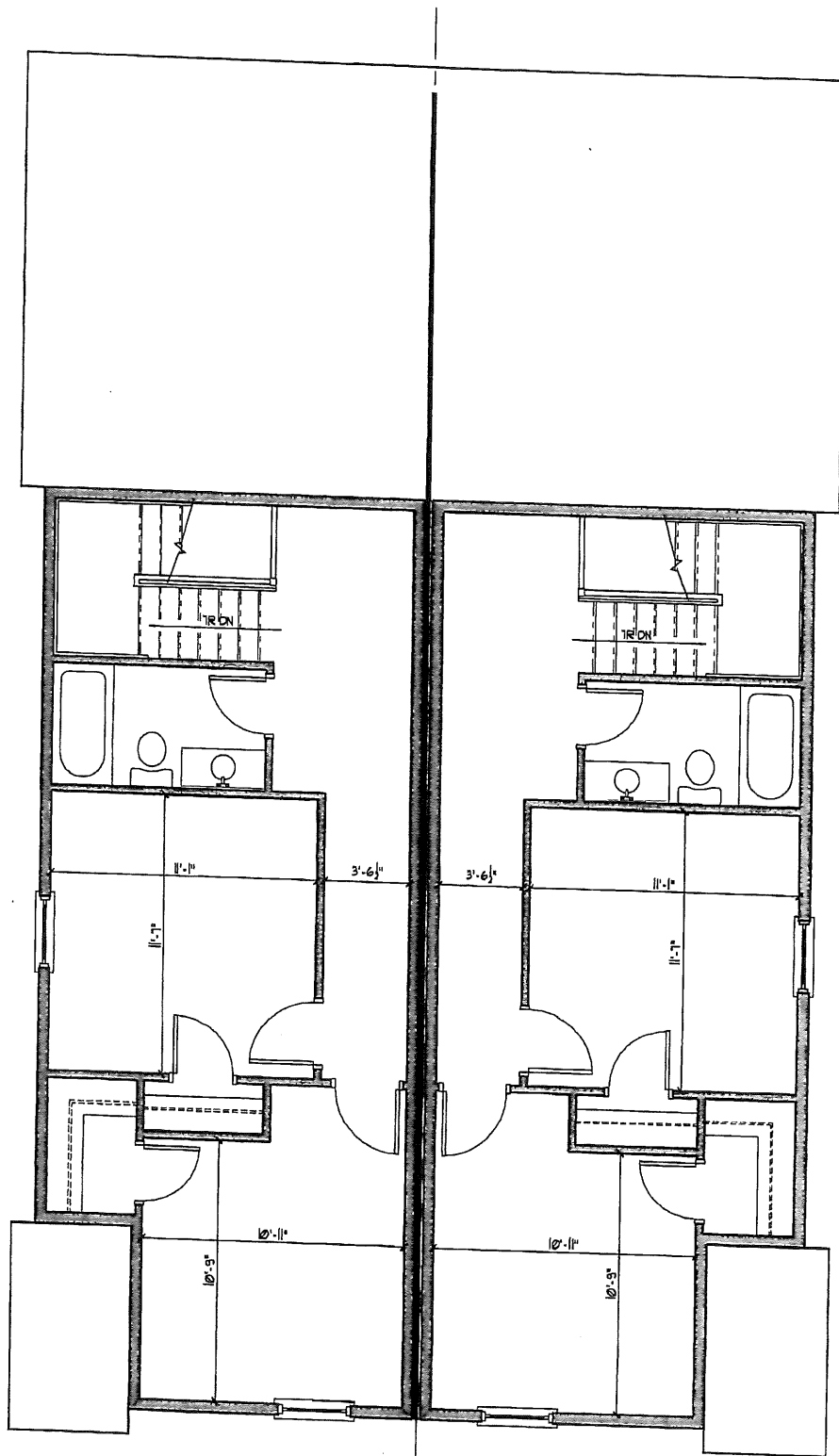




1 FIRST FLOOR PLAN  
1/4" = 1'-0"



1 SECOND FLOOR PLAN  
1/4" = 1' - 0"



1 THIRD FLOOR PLAN  
14'-11" x 6'-0"